

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):** | | |
|--|----------|---------------|------------|---------------|-------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| | | | | PJs in State: | 30 | | |
| Program Progress: | | | | | | | |
| % of Funds Committed | 100.00 % | 99.45 % | 1 | 97.21 % | 100 | 100 | |
| % of Funds Disbursed | 95.31 % | 95.34 % | 14 | 90.53 % | 70 | 72 | |
| Leveraging Ratio for Rental Activities | 59.89 | 5.18 | 1 | 4.97 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 90.77 % | 1 | 85.01 % | 100 | 100 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 59.75 % | 72.60 % | 24 | 73.71 % | 22 | 21 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 100.00 % | 81.82 % | 1 | 81.48 % | 100 | 100 | |
| % of 0-30% AMI Renters to All Renters*** | 0.00 % | 36.36 % | 29 | 45.54 % | 0 | 0 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 98.50 % | 1 | 96.14 % | 100 | 100 | |
| Overall Ranking: | | | In State: | 23 / 30 | Nationally: | 41 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$64,286 | \$20,239 | | \$28,248 | 7 Units | 2.70 % | |
| Homebuyer Unit | \$16,936 | \$17,098 | | \$15,487 | 252 Units | 97.30 % | |
| Homeowner-Rehab Unit | \$0 | \$16,511 | | \$0 | 0 Units | 0.00 % | |
| TBRA Unit | \$0 | \$5,823 | | \$3,211 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$161,191 | \$127,172 | \$0 |
| State:* | \$103,966 | \$43,461 | \$16,511 |
| National:** | \$101,183 | \$78,322 | \$24,013 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.15

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|---|--|---|---|--|---|--|---|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 57.1 | 6.0 | 0.0 | 0.0 | Single/Non-Elderly: | 0.0 | 28.6 | 0.0 | 0.0 |
| Black/African American: | 28.6 | 87.3 | 0.0 | 0.0 | Elderly: | 100.0 | 1.6 | 0.0 | 0.0 |
| Asian: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Single Parent: | 0.0 | 51.2 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 0.0 | 16.7 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 0.0 | 1.6 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 2.4 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 14.3 | 4.0 | 0.0 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 100.0 | 26.2 | 0.0 | 0.0 | Section 8: | 0.0 | 0.0 [#] | | |
| 2 Persons: | 0.0 | 30.6 | 0.0 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 0.0 | 20.2 | 0.0 | 0.0 | Other: | 0.0 | | | |
| 4 Persons: | 0.0 | 11.5 | 0.0 | 0.0 | No Assistance: | 100.0 | | | |
| 5 Persons: | 0.0 | 7.1 | 0.0 | 0.0 | | | | | |
| 6 Persons: | 0.0 | 2.4 | 0.0 | 0.0 | | | | | |
| 7 Persons: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 1.6 | 0.0 | 0.0 | # of Section 504 Compliant Units / Completed Units Since 2001 | | | 15 | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester State: PA Group Rank: 41
 (Percentile)
 State Rank: 23 / 30 PJs Overall Rank: 0
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 79.77% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 57.73% | 59.75 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 100 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 92.23% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.200 | 0.6 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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